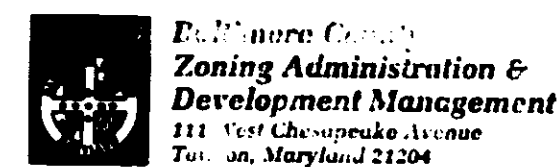


A. Henickson  
LEGAL AD. - TOWSON



receipt

Account: R-001-4190

Number 45

By JOHN L.

Date 7/29/93

1 MINRES SPH. CODE OAO \$250.00  
1 SIGN PASTING GDE OAO 35.00  
TOTAL 285.00

OWNER  
ALBERT PAUL  
LOC 2617 Edgemere Ave.

03A03M0520KICHC \$285.00  
BA 0009119AM07-29-93

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

AUGUST 5, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-44-SPH (Item 45)  
2617 Edgemere Avenue  
W/S Edgemere Avenue, 95' E of c/d Steel Avenue  
15th Election District - 7th Councilmanic  
Petitioner(s): Albert J. Paul and Lois L. Paul  
HEARING: FRIDAY, SEPTEMBER 3, 1993 at 10:00 a.m. in Room 118, Old Courthouse, Towson, MD 21204  
Special Hearing to approve a non-conforming use for three apartments.

*Arnold Jablon*

Arnold Jablon  
Director

cc: Albert and Lois Paul  
Steven K. Broyles, P.E.  
William E. Stone, Jr.  
Lisa Holmes

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

TO: POTOMAC PUBLISHING COMPANY  
August 12, 1993 Issue - Jeffersonian

Please forward billing to:

Albert J. Paul  
2617 Edgemere Avenue  
Baltimore, Maryland 21219  
410-477-8691

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

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LAURENCE E. SCHULTZ  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

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Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 6, 1993

CHANGE OF TIME and/or LOCATION OF HEARING

CASE NUMBER: 94-44-SPH  
PROPERTY LOCATION: 2617 Edgemere Avenue  
PETITIONER: Albert and Lois Paul

THE HEARING DATE OF THE ABOVE CAPTIONED CASE REMAINS THE SAME. THERE IS A CHANGE AS TO THE TIME AND/OR PLACE OF THE HEARING AS FOLLOWS:

TIME OF THE HEARING:

REMAINS AT 10:00 A.M.

LOCATION OF THE HEARING:

HAS BEEN CHANGED TO ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204.

*Arnold Jablon*

ARNOLD JABLON  
DIRECTOR

cc: Albert and Lois Paul  
Steven K. Broyles, P.E.  
Lisa Holmes

AJ:ggg

Baltimore County Government  
Office of Zoning Administration  
and Development Management

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

August 23, 1993

Norman R. Stone, Jr., Esquire  
6905 Dunmanway  
Baltimore, Maryland 21222

RE: Case No. 94-44-SPH, Item No. 45  
Petitioner: Albert J. Paul, et ux  
Petition for Special Hearing

Dear Mr. Stone:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 29, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

8-5-93

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 94-45 (JLC)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Bob Small*  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21205-0717

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: August 12, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):  
Item Nos. 40, 41, 45, 53, 54, 55, 56, 57, 59, 61 and 63.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey M. Long*  
Division Chief: *Edmund L. Kerns*

PK/JL:lw

BALTIMORE COUNTY, MARYLAND  
Inter-Office Correspondence

TO: Zoning Advisory Committee

DATE: August 6, 1993

FROM: Captain Jerry Pfeifer

SUBJECT: August 16, 1993 Meeting

- #40 No Comments
- #41 No Comments
- #42 No Comments
- #43 No Comments
- #44 Fence shall be equipped with gates that are a minimum of 32" in width, in order to allow egress from fenced area.
- #45 Buildings shall comply with the 1991 Life Safety Code and shall be equipped with hard-wired smoke detectors.
- #47 Townhouses for which the initial building permits were applied after July 1, 1992 are required by State Law to be sprinklered. A fire hydrant is required at Blackfoot Ct. and Pannee Rd. and Blackfoot Ct. and Road A.
- #48 No Comments
- #49 It is recommended that the driveway be a minimum of 12'.

JP/dmc

RECEIVED  
AUG 11 1993  
ZADM



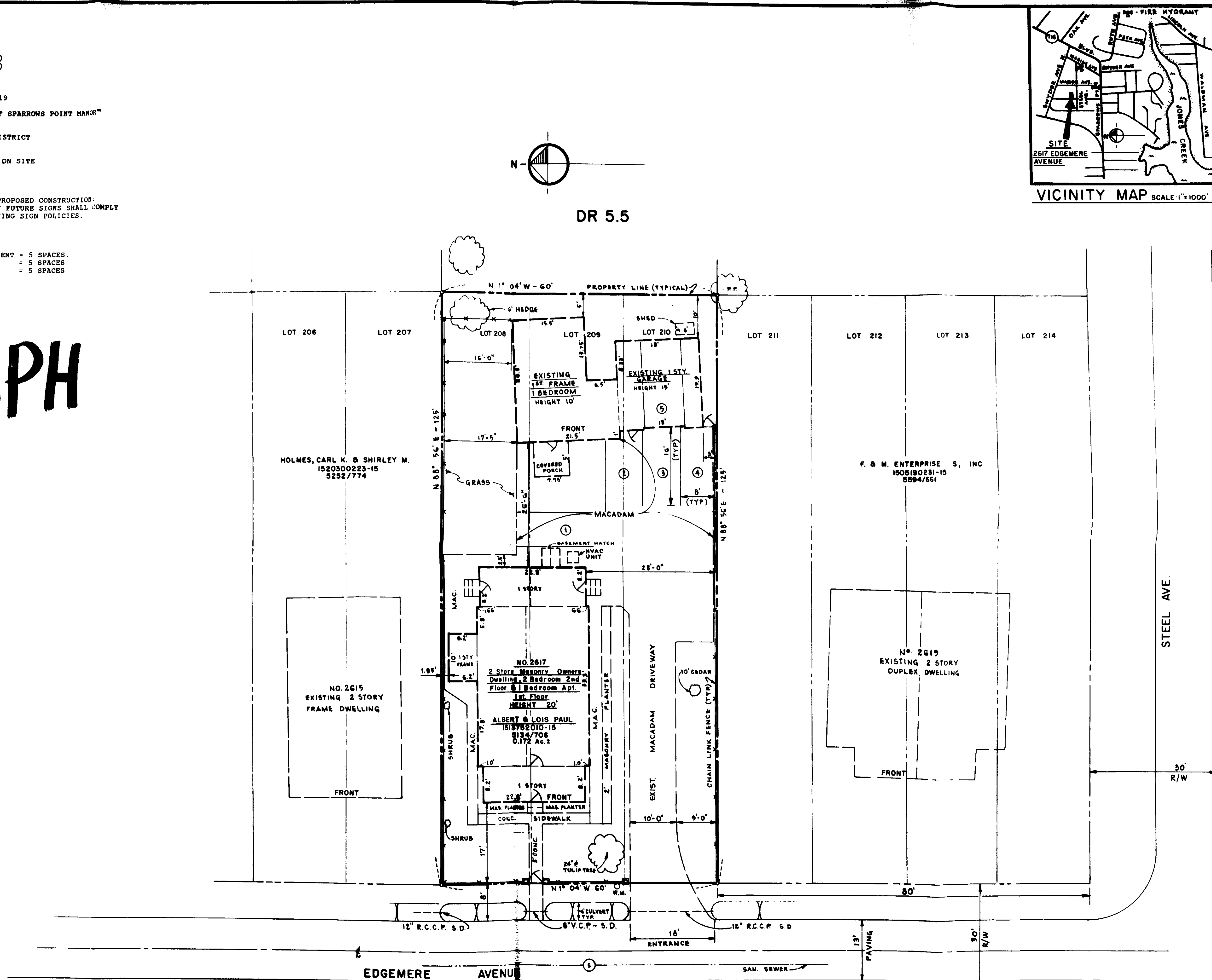




94-44-SPH

- SITE DATA**
- NET SITE AREA = 7,500 sf (0.172 ac)
  - GROSS SITE AREA = 8,400 sf (0.193 ac)
  - CURRENT ZONING: DR 5.5
  - OWNER: ALBERT J. & LOIS L. PAUL  
PROPERTY LOCATION: 2617 EDGEHURST AVENUE  
BALTIMORE, MARYLAND 21219
  - DEED REFERENCE: LIBER 5134, FOLIO 706  
PLAT REFERENCE: LOTS 208, 209 & 210 "PLAT OF SPARROWS POINT MANOR"
  - TAX IDENTIFICATION NUMBER: 1513752010
  - 15th ELECTION DISTRICT & 7th COUNCILMANIC DISTRICT
  - EXISTING USE: THREE RESIDENTIAL APARTMENTS
  - PROPOSED USE: THREE RESIDENTIAL APARTMENTS
  - PUBLIC WATER AND SANITARY SEWER IS EXISTING ON SITE
  - EXISTING FLOOR AREA = 2,600 sf
  - EXISTING FLOOR AREA RATIO = 30.95 %
  - PROPOSED FLOOR AREA = 2,600 sf
  - PROPOSED FLOOR AREA RATIO = 30.95 %
- NOTE: ALL IMPROVEMENTS ARE EXISTING THERE IS NO PROPOSED CONSTRUCTION.  
THERE ARE NO EXISTING OR PROPOSED SIGNS, ANY FUTURE SIGNS SHALL COMPLY WITH SECTIONS 413.2 & 413.5 BCZR AND ALL ZONING SIGN POLICIES.

- PARKING DATA**
- PARKING CALCULATION:  
3 1-2 BEDROOM APARTMENTS X 1.5 SPACES/APARTMENT = 5 SPACES.
  - PARKING REQUIRED: = 5 SPACES
  - PARKING PROVIDED: = 5 SPACES
  - DIMENSION OF PARKING SPACE: 8' X 16'
  - PARKING SURFACE IS MACADAM



		<b>BROYLES, HAYES AND ASSOCIATES, INC.</b> Engineers • Land Planners • Surveyors 4972 ILLICHOESTER ROAD • ELLICOTT CITY, MD. 21043 PHONE (410) 747-5500 • FAX (410) 747-2952																								
<b>2617 EDGEHURST AVE.</b>		<b>REVISIONS</b>																								
ELECTION DISTRICT 15		<table> <tr> <th>NO.</th><th>DATE</th><th>PURPOSE</th></tr> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> </table>	NO.	DATE	PURPOSE	1			2			3			4			5			6			7		
NO.	DATE	PURPOSE																								
1																										
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3																										
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6																										
7																										
PROJECT: SITE PLAN - TO ACCOMPANY ZONING SPECIAL HEARING		DWG. BY: R.D.H.																								
DATE: 7-18-93		SCALE: 1" = 10'																								
SHEET		1 OF 2																								





45

94-116-SP-11

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	EDGEMERE	S.E.
DATE OF PHOTOGRAPHY JANUARY 1986	LODGE FOREST	6-H